

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2017 Legislative Session

BILL NO. 2017-04

Introduced by: Charles County Commissioners

**WATERSHED CONSERVATION DISTRICT
(ZONING MAP AMENDMENT 16-54)**

Date introduced: 05 / 09 / 2017

Public Hearing: 05 / 24 / 2017 @ 4:00 p.m. and 6:30 p.m.

Commissioners Action: 06 / 06 / 2017

Commissioner Votes: PFM: Y, KR: Y, DD: N, AS: Y, BR: N

Pass/Fail: Pass

Effective Date: 07 / 21 / 17

Remarks: _____

NOTE: CAPITALS indicate matter added to existing text.
[Brackets] indicate matter deleted from existing law.

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2017 Legislative Session

Bill No. 2017-04

Chapter. No. 297

Introduced by Charles County Board of County Commissioners

Date of Introduction May 9, 2017

WATERSHED CONSERVATION DISTRICT MAP AMENDMENT

AN ACT concerning:

**THE INCORPORATION OF THE WATERSHED CONSERVATION DISTRICT
ZONING MAP CATEGORY WITHIN THE OFFICIAL ZONING MAPS OF
CHARLES COUNTY, MARYLAND**

FOR the purpose of

Amending the Zoning Maps, removing certain zoned properties as designated in Exhibits "B" and "C" attached, and replacing it with a new and amended Watershed Conservation District boundary, (WCD) in accordance with Exhibit "D" attached in accordance with the Watershed Conservation District text within the Zoning Ordinance, and with certain exemption areas as shown on Exhibit "E".

BY Amending:

Chapter 297 – ZONING ORDINANCE

The Official Charles County Zoning Map as consistent with Article II, Section 297-23,
Amendments to the Official Zoning Map.

Code of Charles County, Maryland (2016 Edition)

BY Amending:

Chapter 297 – ZONING ORDINANCE

The Official Charles County Zoning Map as consistent Article XXVII, Section 297-448,
Local Map Amendments to the Official Zoning Map;

Code of Charles County, Maryland (2016 Edition)

1
2
3 WHEREAS, the County Commissioners of Charles County ("the County
4 Commissioners") have recently adopted a new Comprehensive Plan for Charles County; and
5

6 WHEREAS, the new Comprehensive Plan includes a new policy objective to have
7 zoning and land use consistent with each other and for the Zoning Map to include a new
8 Watershed Conservation District (WCD), and follow up area Comprehensive Rezoning Process,
9 and;
10

11 WHEREAS, the County Commissioners have authorized the preparation of a new
12 Comprehensive Rezoning mapping component for the regulation of land in the unincorporated
13 areas of Charles County;
14

15 WHEREAS, the preparation and drafting of said mapping is following adoption of the
16 Comprehensive Plan and updated Zoning Ordinance, and is a part of the Comprehensive
17 Rezoning process, and;
18

19 WHEREAS, the County Commissioners are empowered by Article IV the Land use
20 Article of the Annotated Code of Maryland to regulate land use in Charles County, and;
21

22 WHEREAS, the new Comprehensive Plan includes a policy objective to protect the
23 Mattawoman Creek Watershed and the head of the Port Tobacco River for its long term value to
24 the community, its ecological, aesthetic and scenic values, and for its recreational and economic
25 value as a sustainable natural resource;
26

27 WHEREAS, the new Comprehensive Plan includes changes in land uses to the Bryans
28 Road area to limit the expansion of residential and commercial development to a village size;
29

30 WHEREAS, the County Commissioners have directed staff within the Department of
31 Planning and Growth Management to proceed with all speed in the preparation of amendments to
32 the Zoning Ordinance and associated maps to include a new Watershed Conservation District
33 (WCD);
34

35 NOW THEREFORE, BE IT ORDAINED, by the County Commissioners of Charles
36 County, Maryland that this change in the zoning map from certain zoned properties as designated
37 in Exhibits "B" and "C" attached, to Watershed Conservation District (WCD) Exhibit "D" is
38 hereby, adopted and as noted as such, with exemption areas as noted on Exhibit "E"; and

39 BE IT FURTHER ORDAINED, that if any clause, sentences, article, section, part or
40 parts of this Ordinance shall be held unconstitutional or invalid for any reason whatsoever, such
41 unconstitutionality or invalidity shall not affect the validity of the remaining parts of the
42 Ordinance or any section thereof of the County Commissioners of Charles County, Maryland;
43
44

SECTION 1. BE IT ENACTED BY THE COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND, that the Laws of Charles County, Maryland read as follows:

The following shall serve as description and verification of the zoning district for the Watershed Conservation District Map:

1. Exhibit "A" General description of the area to be rezoned to the Watershed Conservation District (WCD) Zoning;
2. Exhibit "B" Existing Zoning Map of the subject property to receive a change in zoning;
3. Exhibit "C" List of acres of existing zoning to be rezoned to Watershed Conservation District (WCD);
4. Exhibit "D" Watershed Conservation District (WCD) Zone;
5. Exhibit "E" Exemption areas to the Watershed Conservation District (WCD) Zone;

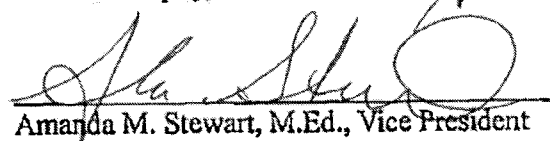
SECTION 2. BE IT FURTHER ENACTED, that this act shall take effect forty-five (45) Calendar days after it becomes law.

ADOPTED this 6th day of June, 2017.

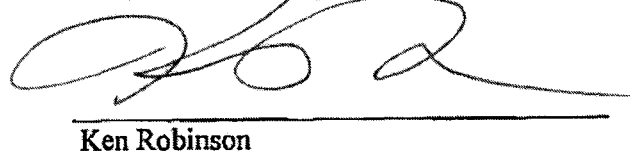
COUNTY COMMISSIONERS

CHARLES COUNTY, MARYLAND


Peter F. Murphy, President


Amanda M. Stewart, M.Ed., Vice President

-DECLINED TO SIGN-
Debra M. Davis, Esq.


Ken Robinson

WCD, ZMA #16-54, Map Amendment: County Commissioners, 2017

DECLINED TO SIGN -
Bobby Rucci

ATTEST:

Danielle Mitchell
Danielle Mitchell, Clerk to the Commissioners

Asterisks *** mean intervening code language remaining unchanged
NOTE: CAPITALS indicate language added to existing law.
[Brackets] indicate language deleted from existing law.

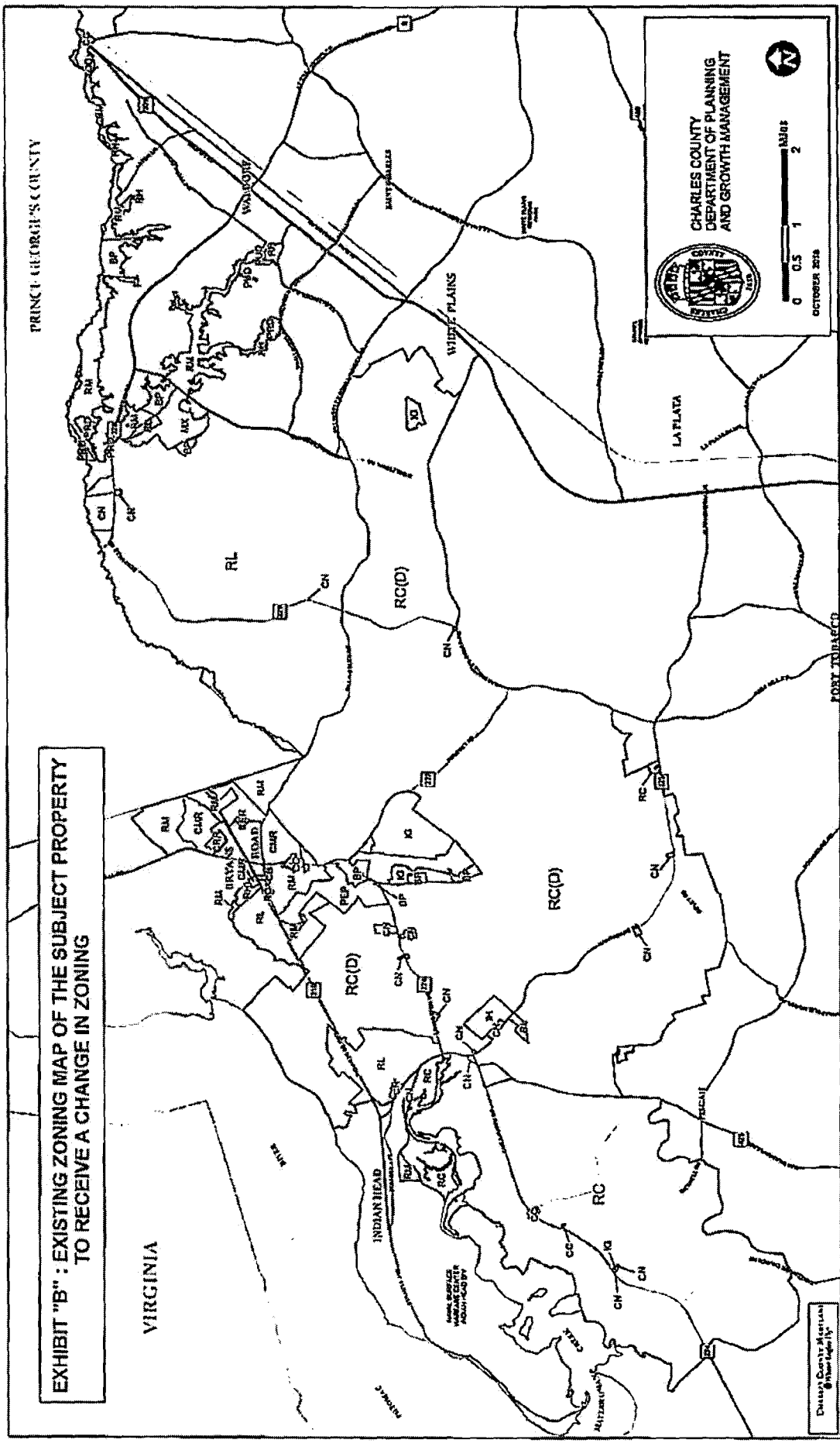
EXHIBIT "A" General description of the area proposed to be rezoned to the Watershed Conservation District (WCD) Zoning

The property to be rezoned to Watershed Conservation District is generally located in the north-western portion of Charles County and either whole or partially within Tax Maps: 2, 3, 4, 5, 6, 7, 8, Tax Maps 11, 12, 13, 14, 15 Tax Maps 19, 20, 21, 22, 23 Tax Maps 29, 30, 31, & 32.

It is generally located south of Prince Georges County abutting the county boundary in several locations; extending west to the Potomac River; extending east to the Old Washington Road and south to the Boundary of the Rural Conservation zone, and generally north of State Highway 6.

It contains approximately 9,481 properties located on 35,162.17 acres

**EXHIBIT "B" : EXISTING ZONING MAP OF THE SUBJECT PROPERTY
TO RECEIVE A CHANGE IN ZONING**



CHARLES COUNTY
DEPARTMENT OF PLANNING
AND GROWTH MANAGEMENT

0 0.5 1 2
Miles

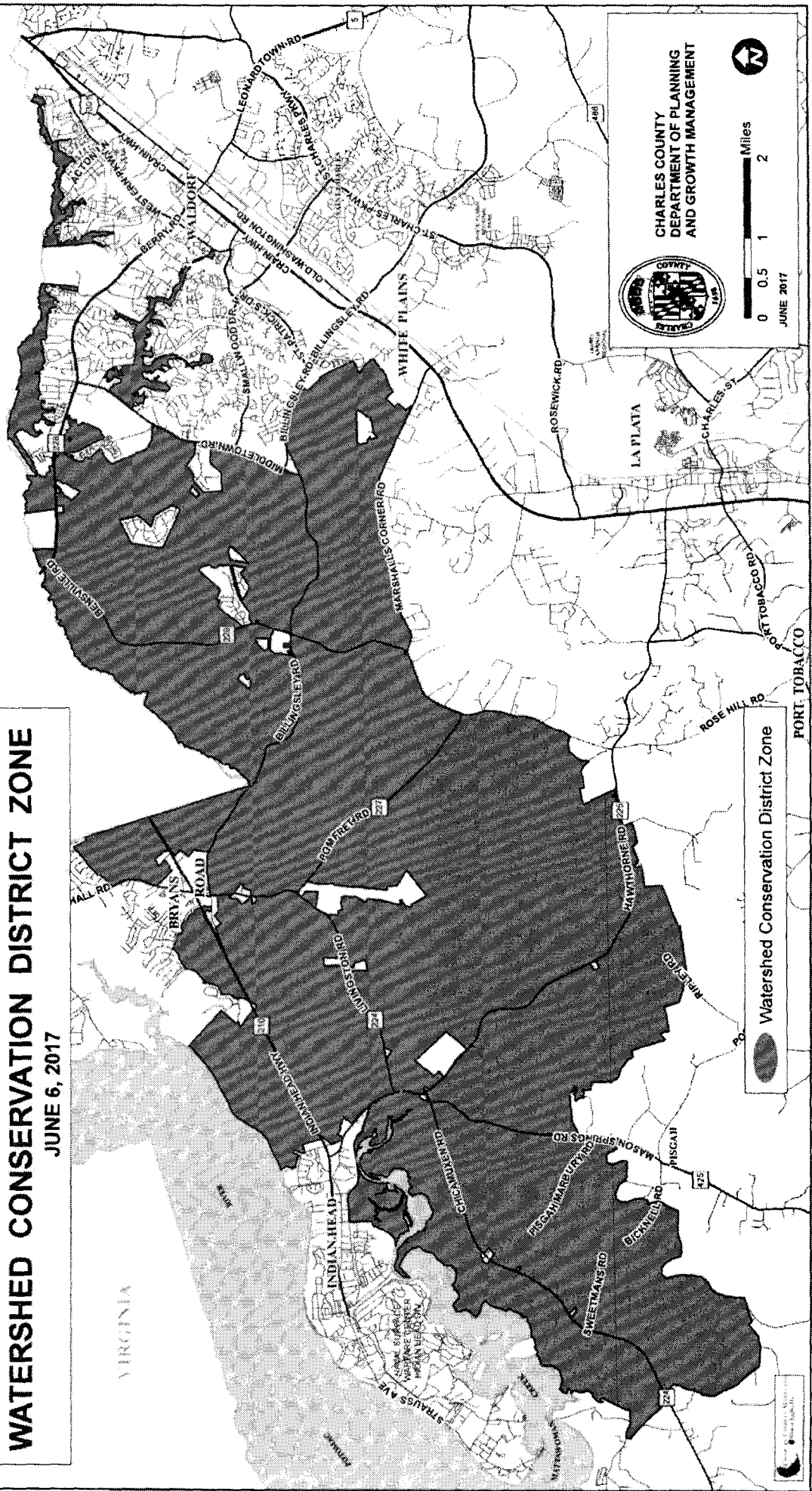
OCTOBER 2018

Charles County Planning
Department

EXHIBIT C: LIST OF ACRES OF EXISTING ZONING TO BE REZONED TO WATERSHED CONSERVATION DISTRICT ZONE

ZONING	ACRES
BP	145.47
CER	11.10
CMR	427.27
CRR	29.33
IG	450.22
PEP	264.73
RC	6,946.12
RC(D)	17,891.72
RH	98.18
RL	7,295.32
RM	1,602.71
	35,162.17

WATERSHED CONSERVATION DISTRICT ZONE



**CHARLES COUNTY
DEPARTMENT OF PLANNING
AND GROWTH MANAGEMENT**



A horizontal scale bar with a black background and white markings. The markings are labeled '0', '0.5', '1', and '2' from left to right. The word 'Miles' is written vertically in white at the right end of the bar.

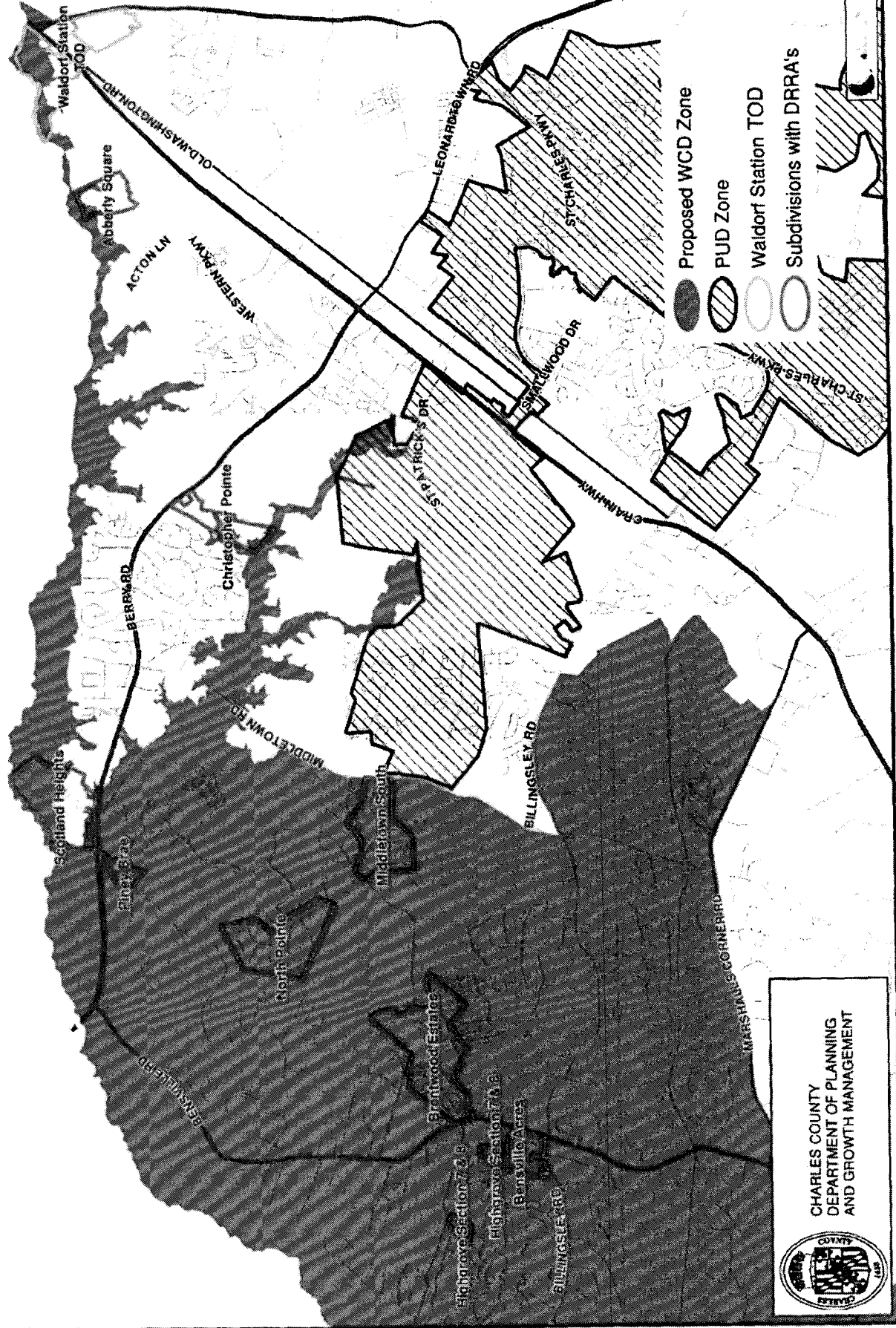


Watershed Conservation District Zone

EXHIBIT "E"

EXEMPTION AREAS TO THE WATERSHED CONSERVATION DISTRICT ZONE

PRINCE GEORGES COUNTY



CHARLES COUNTY
DEPARTMENT OF PLANNING
AND GROWTH MANAGEMENT